

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No.

### 1. Name of Property (indicate preferred name)

historic 306 Park Road  
other

### 2. Location

street and number 306 Park Road not for publication  
city, town Rockville vicinity  
county Montgomery

### 3. Owner of Property (give names and mailing addresses of all owners)

name Husni Kuraishi  
street and number 21208 Virginia Pine Terrace telephone  
city, town Germantown, state MD zip code 20876-4382

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County liber folio  
city, town Rockville tax map GR 42 tax parcel Lot 18 & PT 19 tax ID number 04-00163994

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☒ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input checked="" type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources  
previously listed in the Inventory

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## 7. Description

Inventory No. \_\_\_\_\_

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### Summary

The house at 306 Park Road was built circa 1937<sup>1</sup>. It exemplifies the expansion of residential subdivisions in Rockville on the east side of the railroad tracks, with small residential one-story structures predominating. The original portion of the house, with its modest one-story, L-shaped massing, is still apparent. High quality, and typical, early 20<sup>th</sup> century building materials were used, including wood German siding and concrete foundation blocks poured to imitate dressed stone. Several additions have been added to the east side and at the rear, and alterations through the years have reduced the impact of the front porch. As this property consists of portions of 3 platted lots, there is extra yard space and mature oak trees that provide shade for the public street.

### Description

The property at 306 Park Road includes lots 17, 18 & PT 19 in Block M of the Croydon Park subdivision. Croydon Park was platted in 1924 by Joseph and John G. Reading. The original subdivision map shows Lot 17 (37.39x115.23), Lot 18 (37.38x83.02), and triangular Lot 19 (93.45x83.02x125). Subsequent road and sidewalk construction probably resulted in the reduction of Lot 19 to a partial lot (PT 19). The property is located at the intersection of Park Road with Horner's Lane, and helps turn the corner as Park Road runs into North Horner's Lane. The property has been treated as a unity and the recent side addition crosses lot lines.

The house faces southeast. There is a single driveway into the property, and much of PT 19 is paved for parking. There are two mature oak trees along the east edge of the property, and a single holly directly in front of the main entrance. In addition, there are assorted shrubs around the structure, and trees and shrubs around the perimeter of the property.

The house consists of the main block with a rear ell on the left side, on a "dressed" concrete block foundation, and with wood German siding. There is a full-width front porch with a hipped roof, which may be original, although the columns, decking, rail and steps are clearly recent. The windows were probably originally 6/1, there being several such windows extant in the side ell; but, most of the windows have been replaced with 1/1 light windows. The front door appears to be original, with a ½-light divided into three vertical lights. There are glass sliding doors at the rear, leading out to the back yard. A long, narrow addition was built on the east side, with a separate entrance and entry stoop. At the rear, an original back room that was sheathed with German siding has been expanded into a long, narrow addition with several elements and varying roof configurations. There is a single central brick chimney in the original block.

### Landscape Features

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<sup>1</sup> Maryland Department of Assessments and Taxation. The parcels were assembled as 17, 18, 19 by George Mills in 1939 and were sold as a unit for the first time on 9/23/39 to Samuel Edwards. The house was likely built at this time.

The house has a grassy front yard and an open left side-yard. The east part of the front and side yard has been paved for a large parking area, leaving a small triangle at the east edge of the property in grass and with the two large mature oak trees. There is virtually no back yard behind the narrow east addition, but the back yard expands to the west, leaving room for a patio and grass behind the original house block with ell. In the NW portion of the yard, there are some landscape ties, including a blocked-out square that may indicate an old well, or an old sewer tap, or simply a garden feature.

The rear property line is delineated with wire fencing, and the left side property line is delineated with wood fencing.

## 8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

### Specific dates

### Architect/Builder

**Construction date** circa 1937

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

## History

John Brewer and his wife sold the farmland that included this property in 1884 to William Reading<sup>2</sup>. Upon his death, William Reading's sons, Joseph Reading and John G. Reading, inherited the property. Joseph Reading was a local druggist and a real estate developer, and he was prominent in Rockville, serving as Mayor of Rockville from 1896-98. The Readings' property east of the tracks was annexed by the City in April 1896, but the Croydon Park subdivision<sup>3</sup> was platted and recorded in 1924.

Based on the grid established by the earlier subdivision of Rockville Park on the south side of Baltimore Road, the Croydon Park lots extended from Baltimore Road to Crabb Avenue (N-S), and from S. Horner's Lane to the B&O Railroad tracks (E-W). The Railroad station originally sat nearby, at a point just north of the Baltimore Road track crossing. Typical features of the subdivision included 5,000 sf rectangular lots (with some variety of lot size and shape platted to accommodate angles and corners); the use of internal alleys; two pump house sites; and, a public park. The extension of Stonestreet Avenue was platted as "Biltmore" Avenue, but several of the street names recall other local residents (Horner, England, Reading). Croydon Park, in turn, provided the essential street grid for H. L. England's Second Addition to Rockville (1926) to the north and east.

<sup>2</sup> 16 March 1884, Liber E.B.P. 30/Folio 387, containing ca. 60 acres.

<sup>3</sup> Plat #272

Lots 17, 18, and 19 were sold by John G. Reading individually in the 1930's to George O. Mills.<sup>4</sup> Mr. Mills speculated in land in the Croydon Park Subdivision,<sup>5</sup> The day after buying Lot 19, Mr. Mills sold all three lots to Samuel and Blanche Edwards. It is likely that the house was constructed at this time, because of the location of the house with respect to lot lines. The Edwards raised their family here, and the property was sold by their children after their death to Charles P. and Eleanor B. Atwood.<sup>6</sup> The Atwoods were less lucky in their residence here, for Mrs. Atwood died the next year, and Mr. Atwood died in 1971. After his death, their children sold the property to the Kamlots.<sup>7</sup>

The city's early utility records confirm the identity of these early resident by listing the year when a particular family began to pay the utilities: S.E. & Blanche E. Edwards 1939; Charles P & E. B. Atwood in 1966; and Lawrence & J. C. Kamlot in 1972. The current owners, Husni and A. M. Kuraishi, purchased the property in 1990, although the records indicate they were paying utilities there from 1987. The property has been rented in the recent years.

### **Significance**

The Croydon Park neighborhood was found not eligible for the National Register of Historic Places in an evaluation that was undertaken for the Maryland Historical Trust by P.A.C. Spero & Co in 1998. The evaluation states that the neighborhood fails to meet any of the National Register criteria: it lacks association with historic events or trends of national, state, or local history (A); it lacks association with a person who made specific contributions to history (B); the building does not represent significant building types, and lacks integrity due to additions and alterations (C); and, there is no known potential to yield important information (D).

The Croydon Park subdivision, however, is part of a national trend with roots in the mid-19<sup>th</sup> century cottage ideal of Downing. Through the years, and with the development of new modes of transportation, the suburban ideal eventually included residential development for people of modest means.<sup>8</sup> The platting of the acreage into a large number of small lots provided flexibility for individuals to buy a large or small property depending on their means. This flexibility was not readily available in earlier subdivisions where the original acreage was subdivided into large lots, as in Reading's 1<sup>st</sup> Addition to Rockville (1888). When this was re-subdivided as Rockville Park in 1890, the new developer provided the larger number of smaller lots, thereby increasing the flexibility for buyers. This pattern was followed by the Readings with the Croydon Park subdivision 34 years later. This provided people of modest means an opportunity to engage both in property ownership, and to define the property for their single-family residence that was affordable for them.

The vernacular cottage at 306 Park Road illustrates this local development pattern, with the purchase of multiple lots for the single residence.<sup>9</sup> In the case of 306 Park Road, the original owners purchased 3 lots (17, 18 and 19), and constructed their house towards the center of the property, leaving large side yards. They also constructed a small 1-story shed in the NW corner area of the property.<sup>10</sup>

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<sup>4</sup> 560/148, 9/22/33, John G. Reading sells Lot 18 to George O. Mills, with a deed restriction that the land would not be sold to persons of African descent; 728/27, 2/21/39, John G. Reading sells lot 19 to George O. Mills. 728/85, 2/23/39, George O. Mills sells 17, 18, 19 to Samuel E. Edwards.

<sup>5</sup> Amongst other purchases, he bought 5 lots in Block H, 728/95, 2/23/39.

<sup>6</sup> 3469/621, 2/4/1966.

<sup>7</sup> 4099/517, 7/9/71. The property was valued at \$16,000 in the estate papers (Will Case #0130171).

<sup>8</sup> See Olmstead's work with railroad suburbs, and FLWright's proposition for low-rise development across the US.

<sup>9</sup> Sanborn Maps 1949, 1960

<sup>10</sup> Sanborn Maps 1949

In a local historic district, 306 Park Road might be considered a “Contributing” resource with many alterations, and would probably be categorized as somewhere between “Minor alterations” and “Substantially altered,” on the HDC’s Historic Designation Criteria Checklist. Despite the many additions and alterations, one can still discern the original massing, materials, and design, and environmental setting. There is, however, a loss of integrity: one notes the loss of the setting, with the paving over of 1/3 of the site; there is a loss of historic materials and details, including original windows, and the front porch; and the original massing has been compromised with the side addition, side entrance, and all of the rear additions. While much of the original site could be reconstructed with the removal of the incompatible additions, the installation of new 6/1 wood windows, the construction of a new porch, and the removal of the asphalt parking area, this could not replace historic materials and therefore, could not restore lost integrity.

### **Staff Recommendation**

On the basis of lack of integrity, staff recommends that this site fails to meet the HDC’s Criteria for listing as a an individual historic district. There is concern about the impact of the demolition of these early 20<sup>th</sup> century residences on the neighborhood, and on the future possibility of designating a multi-property historic district. Further, there is concern with the construction of multiple homes on a property that originally had only one house, which increases the neighborhood population density and results in the loss of garden space around the homes. The effect on the neighborhood can be softened by building homes that reflect those in the existing neighborhood: three-bedroom, one to one-and-1/2 story buildings, with a clear relationship to the yard (having no more than 5 entry steps), and with a garage that has minimal impact on the view from the street by pushing it to the back of the property.

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## **9. Major Bibliographical References**

Inventory No. \_\_\_\_\_

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Sanborn Maps, 1949, 1960

Eileen McGuckian, *Rockville, A Portrait of a City*

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## **10. Geographical Data**

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Acreage of surveyed property \_\_\_\_\_ 12,083 SF

Acreage of historical setting \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale: \_\_\_\_\_

### **Verbal boundary description and justification**

Lot 17, Lot 18, and PT Lot 19 of Block M in Croydon Park subdivision

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## 11. Form Prepared by

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name/title	Robin D. Ziek		
organization	City of Rockville, HDC staff	date	10-23-03
street & number	111 Maryland Avenue	telephone	240-314-8236
city or town	Rockville	state	MD

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The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



Public view (south) of Property



Front (south) elevation



Side (west) elevation



Rear (north) elevation



Side (southwest) view



Side (east) elevation of east addition





Front porch looking west

6/1 windows on side ell (west elevation)



“Dressed” Concrete Foundation blocks,  
and German siding

NW corner of rear yard, approximate location  
of 1-story shed. [View, looking SE]

